FILE BOX 45

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

BOOK 11433 PG. 743

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 24,289.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3-27-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Batson Homes, Inc.	new owner	Map 135-6-0-A
(NAME)	(NAME)	
120 Donelson Pike		Parcel 3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory S. Perrone, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No 3 on the Plan of Resubdivision of Lot 1 Forge Ridge, of record in Plat Book 9700, pages 295 & 296, and corrected in Book 10318, page 880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Gregory S. Perrone, Trustee, by quitclaim deed from Dewey Pedigo, Jr., Trustee, of record in Book 10186, page 535, Register's Office for Davidson County, Tennessee.

3096 04/15 0101 03CHECK 100.87

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 295 & 296 and as corrected in Plat Book 10318, page 880; restrictions of record in Book 10284, page 937 and as amended in Book 10316, page 880; by-laws of record in Book 10284, page 958; easement of record in Book 1083, page 274 and Book 1129, page 253; and storm water detention agreement of record in Book 10757, page 488; all of record in the Register's Office for Davidson County, Tennessee.

05774773
IDENTIFICATION REFERENCE
99 APR 15 PM 2:10
BILL GARNER
DAVIDSON COUNTY

unimproved (X)
This is improved ( ) property, known as Lot 3, Forge Ridge, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of April, 19 99

Gregory S. Perrone, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

FILE BOX 45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Perrone, Trustee

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of April 19 99.

Commission Expires

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires 9/18/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 11433 PG. 744

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Gregory S. Perrone, Trustee

TO

Frank Batson Homes, Inc.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0574773

IDENTIFICATION REFERENCE

99 APR 15 PM 3:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11433 PG. 745

CAMT	24289.70
CON TX	89.87
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	100.87
CHECK	100.87

04/15/99 01 15:09 0001 3096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452065